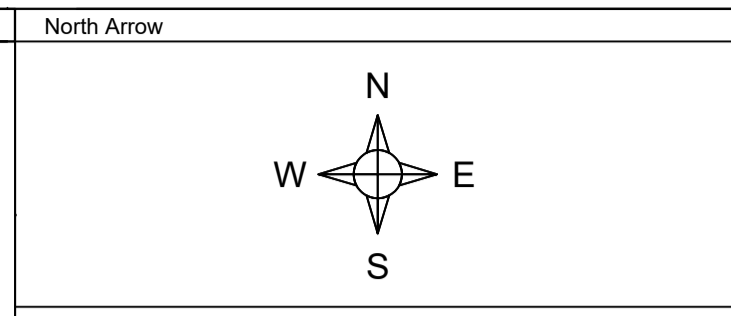




Private Drainage Key

- Permeable Diffuser Unit with invert level (0.6-0.73m invert)
- ACO channel or similar with gully and rodding point.
- Foul sewer with pipe dia. & gradient incl. FWHH with reference & invert.
- Proposed Perforated Carrier drain
- Permeable Block Paving (See drawing 2426-08 for details)
- Foul Rising Main 75mm inside diameter (90mmØ outside) Black HPPE (PE100) SDR 17)
- Foul sewer with pipe dia. & gradient incl. adoptable FWHH with reference & invert.



- NOTES**
- The contractor shall check all fit-ins for line and level with existing before commencing any works. The Engineer shall be notified immediately, in writing, should any errors be found.
 - Any discrepancies, of whatever nature, must be reported to the Engineer prior to the commencement or continuance of any further works.
 - All private drainage works to be in accordance with the requirements of Building Regulations 2010, Part H, "Drainage and waste disposal", (01st October 2015).
 - All pipes to be bedded and backfilled in accordance with Part H, Diagram 10. Shallow pipes shall be protected in accordance with Part H, Diagram 11.
 - Unless otherwise stated, all private drainage to be 100mm diameter. Gradients have been shown where there are pipe capacity issues and those should be regarded as minimums. Unless there are constraints dictating otherwise, gradients shall generally be 1 in 60. 100mm diameter pipes shall not be laid faster than 1 in 60. 150mm diameter pipes shall not be laid faster than 1 in 105.
 - All pipes, chambers and fittings to be installed strictly in accordance with the manufacturers instructions.
 - Pipes which run adjacent to buildings shall be installed in strict accordance with Part H, Clauses 2.2.3 to 2.2.5 and Diagram 8.
 - All private manholes, inspection chambers and drainage channels to comply with BS EN124. Cover strengths to be:
 Class D400 in heavy trafficked areas (access roads, service yards etc.)
 Class C500 in lightly trafficked areas (car parks, driveways etc.)
 Class B125 in Non trafficked areas
 Class A15 in landscaping areas
 - All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NRSIC Practice Note 3.
 - Private drainage frames must be laid to manhole risers by use of manufacturers ties (e.g. Polypropylene FRP500 Ring Kit and FRP500 black tie). The ground works contractor will be held fully responsible for any accidents due to incorrect fitting or failure to use the correct manufacturers fixing equipment.
 - All existing land drains encountered on site during construction to be re-connected.
 - Should any departure from the slab level be considered, agreement shall be sought from the Engineer immediately and prior to commencement or continuance of any works, and should take full account of all restrictions to the slab level.
 - Garage slabs relate to the finished level of the concrete at the front entrance of the garage.
 - Where a drive slopes towards a garage there is to be a 75mm ramp up to the garage slab.
 - Maximum gradients of gardens to be 1 in 6 (unless stated otherwise), except for designed banking works.
 - All dimensions in metres unless otherwise stated.
 - An underlying ground conditions may vary across the site the Contractor shall undertake a geotechnical investigation at the location and depth of each soakaway. Tests should be undertaken in accordance with BRE365 and results forwarded to the Engineers to allow verification of designs.
 - All existing services, sewers and drains indicated on this drawing and any other related drawings are shown only indicatively, and shall have their positions and level confirmed on site by the Contractor prior to commencement of any construction work. The results of the investigations shall be confirmed to MTC Engineering (Cambridge) Ltd so that the design can be verified.

SOAKAWAY PROTECTION:
 Please ensure that during the construction phase all soakaways, gullies and gully laterals are protected from the ingress of silt or grit from the site. Placing a fine heavy duty geotextile under the gully grating, between it and the frame should suffice.

NOTE:
 At the location of the proposed lateral connection the contractor shall establish the position and depth of any existing services to prevent any clash in level and abortive costs.

PRELIMINARY DESIGN
 NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION/REASON FOR ISSUE	APPR
A	10.01.24	DRAINAGE UPDATED	

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 Tel (01223) 837270, fax (01223) 835648
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PROJECT
 GORRINGES AUCTION ROOMS
 GARDEN STREET, LEWES, BN7 1TJ

TITLE
 DRAINAGE LAYOUT

ORIG	JTC	DATE	OCTOBER 2019
CHKD		SCALE	1:100 @ A1
APPR		DRAWING NO	2426-04
		REV	A

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